

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 30 September 2026

Application Number: 261133

Location: The Courtyard, Town Hall, Market Place, Wokingham, RG40 1AD

Proposal: Full application for the installation of two roof-mounted air source heat pump condenser units, associated plant, access and safety equipment, and ancillary works.

Recommendation: Approve

Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 1323-WW-B1-00-DR-A-0010 P01 and 1323-WW-B1-00-DR-A- 0202 P02 received by the local planning authority on 26/08/2026 and 04/09/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Notwithstanding the details submitted, the stainless-steel safety wire system shall be installed at a level below the top of the decorative brick parapet walling surrounding the Courtyard roof. All fixing points shall be located within the mortar joints of the brickwork and shall not be fixed into the bricks themselves, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of the works.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Notwithstanding the details submitted, no works associated with the installation of the anchoring fixing points for the external safety ladder shall commence until details

showing the precise location, specification and method of fixing within the external brickwork of the Courtyard have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Notwithstanding the details submitted, no works associated with the installation of the sitesafe external ladder or its fixing points shall commence until full details of the ladder, together with measures to ensure that its installation and use will not result in damage to the decorative parapet brickwork or coping stones of the Courtyard walling, have been submitted to and approved in writing by the Local Planning Authority. The ladder and associated protective measures shall thereafter be installed in accordance with the approved details and shall be retained and maintained as approved whilst access to the Courtyard roof is required or unless otherwise agreed in writing by the Local Planning Authority prior to changes being made.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Notwithstanding the details submitted, no external works shall commence until a methodology statement has been submitted to and approved in writing by the Local Planning Authority. The methodology shall include:

- a) Details of how access to the Courtyard roof is to be achieved for the purposes of altering the roof and installing the air source heat pumps, including details of any temporary protection measures required to safeguard the historic fabric.
- b) Details of the removal of the existing plastic barrel-vault rooflights and their replacement with a flat boarded roof deck, including construction methods and materials, to provide a suitable platform for the air source heat pump units and safe access for ongoing maintenance.

The works shall thereafter be undertaken in full accordance with the approved methodology.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Reason: Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 20 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

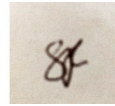
Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Relocated position of the ASHP condenser units addressing the Built Heritage Officer objection.
- Amended Heritage Statement and proposed plans submitted.
- Amending the colour of the proposed anchor bolt to black following request from the council's Built Heritage officer.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 1.10.26

REMEMBER - The earliest date for a decision on this application is: **30 September 2026**